091.0	0002	0023.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,700 / 868,700
					USE VALUE:	868,700 / 868,700
					ASSESSED:	868,700 / 868,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAUER ELISE & JOHN
Owner 2:	
Owner 3:	
Street 1:	27 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLSON ROBERT A -
Owner 2:	-
Street 1:	27 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,399 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Vinyl Exterior and 2347 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8399.000	398,300		470,400	868,700
Total Card	0.193	398,300		470,400	868,700
Total Parcel	0.193	398,300		470,400	868,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.13 | /Parcel: 370.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58564

GIS Ref

GIS Ref

Insp Date 11/20/18

!7392!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0023.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,300	0	8,399.	470,400	868,700	868,700	Year End Roll	12/18/2019
2019	101	FV	284,700	0	8,399.	477,100	761,800	761,800	Year End Roll	1/3/2019
2018	101	FV	284,700	0	8,399.	356,100	640,800	640,800	Year End Roll	12/20/2017
2017	101	FV	284,700	0	8,399.	322,500	607,200	607,200	Year End Roll	1/3/2017
2016	101	FV	284,700	0	8,399.	309,100	593,800	593,800	Year End	1/4/2016
2015	101	FV	273,800	0	8,399.	262,100	535,900	535,900	Year End Roll	12/11/2014
2014	101	FV	273,800	0	8,399.	248,600	522,400	522,400	Year End Roll	12/16/2013
2013	101	FV	273,800	0	8,399.	236,500	510,300	510,300		12/13/2012

PRINT

Date	Time
12/10/20	22:02:04

LAST REV

Date	Time
03/27/20	08:41:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7392

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSON ROBERT A,	73714-509	1	11/25/2019		925,000	No	No		
	13764-214		8/1/1979		55,000	No	No		Deborah Gail Olson - DOD: 12/03/2013 BK: 737

USER DEFINED

Prior Id # 1:	58564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	244	Insulate	3,400	C				
10/22/1998	732	Addition	58,627					ADD 9X15 / 2ND FLO

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
11/20/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
3/13/2000	Measured	263	PATRIOT
2/5/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8399		Sq. Ft.	Site		0	70.	0.80	5									470,379						470,400	

Total AC/HA: 0.19281 | Total SF/SM: 8399 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,379 | Spl Credit | Total: 470,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18489552
Const Adj.:	1.00999999
Adj $ / SQ:	161.561
Other Features:	117073
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489325
Depreciation:	91014
Depreciated Total:	398311

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

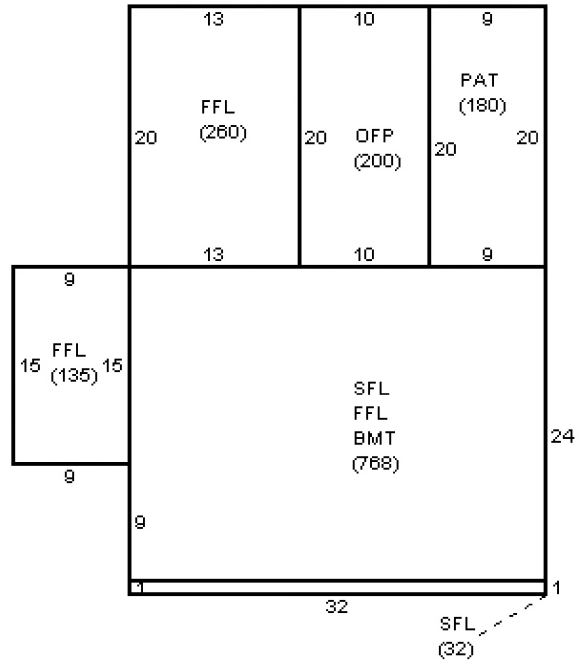
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.56
Special Features:	0	Val/Su Net:	128.03
Final Total:	398300	Val/Su SzAd	202.90

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,163	161.560	187,895
SFL	Second Floor	800	161.560	129,248
BMT	Basement	768	64.220	49,321
OFP	Open Porch	200	25.000	5,000
PAT	Patio	180	4.380	788

Net Sketched Area:	3,111			Total:	372,252
Size Ad	1963	Gross Are	3111	FinArea	2347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0023.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	